



City of Santa Barbara

Planning Division

Motion for Item # 3, 125 State Street, was reconsidered during the September 2, 2009, meeting. These minutes reflect the new motion.

HISTORIC LANDMARKS COMMISSION

AMENDED MINUTES

Wednesday, July 22, 2009

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

SUSETTE NAYLOR, Chair – Present
 DONALD SHARPE, Vice-Chair – Present
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 KEN CURTIS – Present
 MICHAEL DRURY – Absent
 FERMINA MURRAY – Present
 ALEX PUJO – Present
 CRAIG SHALLANBERGER – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Present from 1:45 p.m. to 4:15 p.m.

PLANNING COMMISSION LIAISON:

STELLA LARSON – Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Present
 GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST		
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded</u> plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items received a mailed notice and were subject to a public hearing.
- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- ** Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on Friday, July 17, 2009, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

GENERAL BUSINESS (1:30):

- A. Public Comment:

Kellam de Forest, local resident commented that the Street Tree Ordinance will be presented to the City Council on July 28. He stated that in Title 15, Chapters 20 and 24 omit the requirement that the HLC should review proposed tree removals on sites within El Pueblo Viejo Landmark District, on City Landmarks and Structures of Merit.

Jaime Limón, Senior Planner, responded that the proposed amendments to the Tree Preservation Ordinance will actually be part of the Council Agenda Report and will be considered during the Ordinance Committee meeting to be held at 12:30 p.m. on July 28. The amendments would give the City additional enforcement capabilities on tree removals and major landscaping changes, and would mandate the property owner responsible for the maintenance of those elements. The communication process between boards will be clarified as well as the purview, such as whether the Parks Department or the HLC should determine the replacement specimens for trees that are to be removed.

Mr. Limón explained that a new fine system will also be introduced to the City Council, separately from the Tree Preservation Ordinance amendments, and the HLC will have the opportunity to review that proposed system ahead of time. This will allow the City to fine the property owner and the company that removes trees of a certain size without a permit.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of July 8, 2009.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of July 8, 2009.

Action: Boucher/Curtis, 6/0/2. (Pujo/Sharpe abstained. Drury absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item E, which was reviewed by Susette Naylor, and Item G, which was reviewed by Robert Adams.

Action: Pujo/Murray, 8/0/0. (Drury absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Gantz made the following announcements:

- a) Commissioner Drury would be absent from the meeting.
- b) Gary Robinson of the Santa Barbara Museum of Natural History requested a group site visit by the HLC to review the location of the temporary Butterfly Pavilion and consider whether that site is appropriate for a permanent structure and how it will fit into a master plan for future campus development. The Commission requested that the site visit be held as early as possible on Thursday, July 30.
- c) The Commission was reminded that on August 4, the Ordinance Committee will discuss and consider a draft ordinance to implement the Mills Act, as well as other incentives such as zoning and parking relief. Staff will email the staff report sometime around the end of the month.

2. Jaime Limón, Senior Planner, announced he would like the Commission to begin discussions on a five year goals and strategy plan to help establish a long term vision for the Commission. This would be the opportunity to communicate what the Commission would like to see in the preparation of a Conservation Element during the General Plan update. A better process for establishing historic districts could also be addressed. Chair Naylor and Commissioners Murray and Pujo volunteered to participate in the formation of draft language and structure to be presented to the Commission and later proposed for City Council consideration.

3. Commissioner Boucher announced that a sign-up sheet will be circulated for the August 16th HLC Summer party.

4. Commissioner Murray announced she would be stepping down from Item 1, 421-425 E. Cota Street.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

Commissioner Boucher expressed concern with a building that is being constructed at the parking lot of the 1100 block of State Street. Ms. Gantz responded that the trash enclosure was approved by the Commission and a building permit was issued.

DISCUSSION ITEM

(1:49) Catch Basin Inlet Storm Drain Screens.

Present: Cameron Benson, Creeks Restoration/Water Quality Manager

The Commission commented that this is a practical use and long overdue.

Discussion held.

ARCHAEOLOGY REPORT

1. 421-425 E COTA ST

C-M Zone

(2:07) Assessor's Parcel Number: 031-160-010
Application Number: MST2009-00250
Owner: Transition House
Architect: Mark Wienke

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six two-bedroom and two three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed-use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project requires Staff Hearing Officer review for a requested zoning modification for a reduction of the required parking.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

Present: Mark Wienke, Architect

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, as the proposed project would not have the potential to result in significant impacts on either historic or prehistoric archaeological resources, no mitigation measures are required.

Public comment opened at 2:08 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as presented.

Action: Boucher/Sharpe, 7/0/0. (Murray abstained. Drury absent.) Motion carried.

CONCEPT REVIEW - NEW

2. 34 W VICTORIA ST

C-2 Zone

(2:09) Assessor's Parcel Number: 039-131-016
Application Number: MST2009-00266
Owner: Victoria Street Partners, LLC
Architect: Cearnal Andrulaitis, LLP
Landscape Architect: Arcadia Studio

(Proposal to demolish an existing 20,125 square foot commercial building (Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 38 residential condominium units (of which five would be affordable to middle-income homebuyers) and 87 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and a zoning modification for the residential units to encroach into the interior yard setback.)

(Project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission approval.)

Present: Brian Cearnal and Joe Andrulaitis, Architects
Martha Degasis, Landscape Architect
Margaret Caparelli, Property Owner
Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, commented that the mural on the building by Joseph Knowles has been the issue of concern by several members of the public. A historic structures report is being drafted particularly addressing the mural.

Public comment opened at 2:37 p.m.

Kellam de Forest, local resident, commented that there should be unity in design and the monumentality of the Arlington Theater should be retained.

Public comment closed at 2:39 p.m.

A letter from Randall Fox was received expressing concern with adequate parking.

Motion: **Continued four weeks with the following comments:** **1)** The project was found to be acceptable within the overarching guidelines of the General Plan in terms of sustainability and the Urban Design Guidelines: **a)** The salient aspects include the underground parking, the mixed-use character of the buildings, the commercial aspect on Victoria Street, its paseos, and general articulation of the architecture. **b)** The proposal is in compliance with zoning and the general mass, bulk and scale standards. **c)** The sensitivity to the history of the site and the adjacent City Landmark is appreciated. **2) Density:** **a)** The large areas of white stucco that give the feeling of mass and thick walls should remain as part of the proposal. **b)** The variation with the two-story buildings is appreciated. **c)** Allowing the possibility of better views by starting at a lower level at the street is appreciated. **d)** There should be more of a sense of openness so that the Arlington Theater does not feel crowded. At least two Commissioners were concerned with the size, bulk and scale of the proposed three-story buildings near the Arlington. Maintain some view to the rear entryway of the Arlington along Chapala Street. **e)** There should be more variation in the building frontages from the back of the sidewalk. **3) Market building:** **a)** It would be preferred that the Safeway market not be replicated. **b)** Restudy the proposed market so that it is less contemporary and does not feel like a box that would crowd every inch of the site. **c)** The market should enhance the monumentality of the Arlington on the Chapala Street side. **d)** The windows on the Victoria Street elevation and near the entrance are too large. **e)** The concept of “eyes upon the street” should be part of the design with coffee shops and live/work activity on top of the work spaces on Victoria Street. **f)** Provide elements that break the scale of the major building, such as cues or small spaces that would articulate the pedestrian experience. **4) Green roof:** **a)** The effort to incorporate a workable green roof is appreciated. **b)** The way the green roof would impact the view of the Arlington should be analyzed so that it enhances, but does not take away from the theater’s monumentality.

5) Landscaping: a) The general palette is appreciated. It was suggested that Canary Island date palms be incorporated into key spots as a framing device to relate to the beauty of the Arlington. b) Soften the edges of the property and the walls with more landscaping. c) One Commissioner believes that the large skyline trees would interfere with the distance views to the Arlington and that trees between 15 and 20 feet would be more appealing. **6) Mural:** a) The majority agreed that the orientation of the mural will be commented on once the historic structures report is prepared and reviewed. b) Two Commissioners believe it should blend with the pedestrian experience and locating it on Chapala Street would not achieve this. **7) Streetscape:** It would be helpful to have a complete elevation from Victoria Street to Sola Street of this project with the proposed project to the north. This would give an idea of what both projects will look like with the Arlington Theater as a backdrop.

Action: Boucher/Adams, 7/0/0. (Shallanberger stepped down. Drury absent.) Motion carried.

CONCEPT REVIEW - NEW

3. 125 STATE ST

HRC-2/SD-3 Zone

(3:19)

Assessor's Parcel Number: 033-075-012
Application Number: MST2009-00119
Owner: City of Santa Barbara Redevelopment Agency
Applicant: Children's Museum of Santa Barbara
Agent: Post Hazeltine Associates, Historical Consultants
Agent: Trish Allen, SEPPS, Inc.
Architect: B3 Architects and Planners

(The project site contains the 455 square foot "Signalman's Building," which has been found eligible for listing on the National Register of Historic Places. The project includes a new approximately 15,000 square foot, two-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 40 feet. The project also includes a surface parking lot accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Preliminary Community Priority Designation by City Council on April 7, 2009. The project requires Environmental Assessment, Coastal Development Permit, Zoning Modifications, Development Plan, and Final Community Priority Designation.)

(Comments only; project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission approval.)

Present: Barry Berkus, Architect
Sheila Cushman, Executive Director
George Myers, Building Committee member

Public comment opened at 3:40 p.m.

Kellam de Forest, local resident, commented that the building would fit into locations elsewhere in Santa Barbara, but not at the proposed location. He questioned whether it follows El Pueblo Viejo Guidelines. Mr. de Forest requested that the architecture get toned-down.

Public comment closed at 3:42 p.m.

Motion: **Continued four weeks with the following comments:** 1) Provide a three-dimensional or computer model in relation to the project's surroundings. Include the adjacent landmarks in order to determine how the project would impact them. 2) The parking modification is supportable. Consider a drop-off space at the rear of the building. 3) The idea and benefits of the museum are supportable. 4) A 3-D model is requested in order to assess the size, bulk and scale. 5) The concept of the roof garden is supportable. 6) The applicant is being asked to interpret traditional Spanish-Mediterranean architectural forms and style, with the use of appropriate design fundamentals, so as to interpret its function as a children's museum, its compatibility with its neighboring landmark buildings and with the community.

Action: Pujo/Boucher, 8/0/0. (Drury absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

4. 102 W PEDREGOSA ST

R-4 Zone

(4:14) Assessor's Parcel Number: 025-363-011
Application Number: MST2009-00307
Owner: Patrick Tack
Architect: Cliff Hickman

(One or more of these structures is on the City's List of Potential Historic Resources: "Wyles House." Proposal to convert two existing units of church offices and one existing residential unit into four residential units and make the following exterior changes: demolish an existing deteriorated four-car garage, install new electrical meters, gas meters and water meters, new concrete driveway and parking area, stair repair and replacement, new guardrails, new doors and windows, and new exterior paint. Also proposed on this 14,495 square foot parcel is the removal of three oak trees and one palm tree.)

(Second Concept Review. Project requires HLC waiver of parking design standards to waive the required walls and landscape planter at the perimeter of the parking lot. Action may be taken if sufficient information is provided.)

Present: Cliff Hickman, Architect
Patrick Tack, Owner

Public comment opened at 4:22 p.m.

Kellam de Forest, local resident, asked if the proposed removal of a palm tree, that appears to be street trees, has been reviewed by the Parks and Recreation Department.

Public comment closed at 4:24 p.m.

Motion: **Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments:** 1) The Commission waived the parking design standards of the required walls and planter at the perimeter of the parking lot. 2) The applicant shall check with the City Urban Forest Superintendent for the proposed removal of the palm tree in the setback.

Action: Shallanberger/Curtis, 6/0/2. (Pujo/Sharpe abstained. Drury absent.) Motion carried.

FINAL REVIEW

5. 201 E FIGUEROA ST

C-2 Zone

(4:32) Assessor's Parcel Number: 029-162-028
Application Number: MST2009-00093
Owner: Figueroa Investors LP
Architect: Michael Holliday
Landscape Architect: Acme Architecture

(Proposal for the demolition of 381 square feet of existing floor area of a 3,382 square foot one-story commercial building and the construction of a 2,829 square foot second story addition with a 651 square foot attic space. Six new parking spaces are proposed, for a total of 12 parking spaces (including one handicapped-accessible space) on an 8,400 square foot parcel. The proposed landscape plan includes the replacement of a diseased tree which was already removed from the corner of the site. Development Plan Approval findings are required, as well as a waiver of the City's Parking Design Standards for landscaping. Approximately 50 cubic yards of grading excavation is proposed.)

(Final Approval of the project is requested.)

Present: Michael Holliday, Architect
Laurie Romano, Landscape Architect

Motion: Final Approval with the following conditions: 1) The 1'x2' windows shall be 1'6"x2'6". 2) The backflow preventer valve shall be either screened along Figueroa Street or tucked in behind the north elevation. 3) The surface mounted downspouts on Santa Barbara Street and Figueroa Street, and the one around the corner on the east elevation, shall be leaderheads with internal downspouts per the approved preliminary drawings. 4) Details 2-C shall be changed to indicate a mortar bird stop.

Action: Sharpe/Boucher, 8/0/0. (Drury absent.) Motion carried.

NEW ITEM – Referred from Consent Calendar

924 ANACAPA ST

C-2 Zone

(4:59) Assessor's Parcel Number: 029-291-018
Application Number: MST2009-00328
Owner: 924 Group, LLC
Contractor: Michael Uhles

(This building is on the City's list of potential historic resources: "Lobero Building." Proposal to construct a 5'-0" tall fence to screen six banks of as-built mailboxes installed at the south side of the building. Also proposed is to place two planter pots at the front entry of the building as well as two planter pots on either side of the mailboxes for further screening.)

Present: Michael Uhles, Contractor

Public comment opened at 5:07 p.m.

Kellam de Forest, local resident, suggested that the sides of the mailboxes be screened.

Public comment closed at 5:08 p.m.

Motion: Final Approval as noted on the plans.

Action: Adams/Pujo, 7/0/0. ((Boucher stepped down. Drury absent.) Motion carried.

CONSENT CALENDAR**NEW ITEM**

- A. 321 E CANON PERDIDO ST C-2 Zone

Assessor's Parcel Number: 029-301-019
Application Number: MST2009-00220
Owner: Jon & Sally Terrell
Architect: Jeff Shelton

(Proposal for a condominium conversion of an existing two-story duplex and exterior alterations including enclosing a 133 square foot open deck and constructing a new 380 square foot deck on the second floor. Also proposed on this 7,900 square foot parcel adjacent to El Caserío is a new exterior stairway. Staff Hearing Officer approval is requested for the condominium conversion.)

(Comments only; project requires Staff Hearing Officer approval.)

Continued indefinitely to the Staff Hearing Officer with positive comments.

FINAL REVIEW

- B. 509 STATE ST C-M Zone

Assessor's Parcel Number: 037-172-009
Application Number: MST2009-00290
Business Name: Cabana Restaurant
Owner: Ray Mahboob
Architect: Henry Lenny Design Studio

(Proposal to remove an existing storefront and recess the new storefront 15'-0" to create an outdoor dining area. This project will result in a credit of 375 square feet of Measure "E" floor area.)

(Final Approval of the project is requested.)

Postponed two weeks at applicant's request.

NEW ITEM

- C. 924 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 029-291-018
Application Number: MST2009-00328
Owner: 924 Group, LLC
Contractor: Michael Uhles

(This building is on the City's list of potential historic resources: "Lobero Building." Proposal to construct a 5'-0" tall fence to screen six banks of as-built mailboxes installed at the south side of the building. Also proposed is to place two planter pots at the front entry of the building as well as two planter pots on either side of the mailboxes for further screening.)

Referred to the Full Board.

REVIEW AFTER FINAL**D. 536 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-173-001
Application Number: MST2007-00569
Owner: 536 State Street, LLC
Architect: Dawn Sherry
Business Name: Joe's Cafe

(Proposal to remove existing abandoned rooftop equipment and install four new air conditioning units and associated equipment. New equipment will be concealed behind a parapet and will not be visible from the street.)

(Review After Final of additional rooftop screening for existing HVAC equipment on the northwest elevation.)

Continued four weeks to August 19, 2009, for applicant to do an inventory of the existing rooftop equipment for abandoned components and to research what has or has not been previously permitted.

FINAL REVIEW**E. 811 SANTA BARBARA ST****C-2 Zone**

Assessor's Parcel Number: 031-011-008
Application Number: MST2009-00317
Owner: State of California
Applicant: Michael Imwalle

(Proposal for the demolition of 695 square feet of floor area damaged in a fire and construction of new 44 linear foot screen wall. Also proposed is to construct a new 16'-9" frame wall to repair an existing commercial space adjacent to the removed floor area. This project will result in a 695 square foot Measure "E" credit on a 2,388 square foot parcel.)

(Final Approval of the project is requested.)

Final Approval as submitted.

REVIEW AFTER FINAL**F. 125 RAMETTO RD****A-2 Zone**

Assessor's Parcel Number: 015-211-011
Application Number: MST2007-00333
Owner: Burrows Family Trust
Designer: Peter Kavoian

(Proposal for a 640 square foot master bedroom addition with a 311 square foot basement beneath to an existing 2,974 square foot residence and attached garage. The project will result in a 3,925 square foot structure on a 46,316 square foot lot in the Hillside Design District.)

(Review After Final of changes to doors, windows, and roof to comply with building code requirements for High Fire area.)

Final Approval of Review After Final as submitted.

REVIEW AFTER FINAL**G. 834 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-052-021
Application Number: MST2008-00071
Owner: First States Properties 80
Applicant: Yvonne Michals
Architect: Steve Hausz
Business Name: Bank of America

(Proposal to remove five existing automatic teller machines, install four new automatic teller machines and relocate one night drop. Any new signage is to be reviewed by the Sign Committee under a separate application.)

(Review After Final of trash receptacles to satisfy previous final approval condition, and change to lighting component over night depository.)

Continued two weeks to the Consent Calendar with the following comments: 1) The applicant should provide documentation for Staff verification for a single city standard receptacle located on either side of the depository, or as an alternate, the existing city-owned pair of receptacles at the curb to be moved to be located to the right of depository. 2) The blade sign/lantern is supportable, but further study is needed with regard to the top bracket strip, and return with scaled drawings.

**** THE FULL BOARD MEETING ADJOURNED AT 5:10 P.M. ****